Karen Johnson Davidson County
Batch# 912834 DEEDWARR
09/06/2022 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220906-0099919

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18575-RR

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this the 29th day of ~~August,~~ September 2022.

Jennifer Russell
Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amma Semenya	New Owner	136 14 0 201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Apollonia Properties Inc, a Tennessee Corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amma Semenya, Single Woman**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77-A on the Plan of Zone Lot Subdivision Lots 76 & 77 of Harbor Gate, Sec. 2 of record in Plat Book 6200, Page 488, Amended Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Apollonia Poroperties, Inc., a Tennessee corporation, by Quitclaim Deed from Kristi Qirilla and Panjola Qirilla, husband and wife, of record in Instrument No. 20220323-0033306, in the Register's Office of Davidson County, Tennessee, dated March 15, 2022 and recorded on March 23, 2022.

Being the same property conveyed to Kristi Qirilla and Panjola Qirilla, husband and wife, by Warranty Deed from Christopher Anthony Ray Waller, an unmarried man, of record in Instrument No. 20220301-0023376, in the Register's Office of Davidson County, Tennessee, dated February 17, 2022 and recorded on March 01, 2022.

This is improved or property located at: **906 Lauren Court, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~29th~~ 2nd day of ~~August~~ September, 2022.

K. Q

GRANTOR:

Apollonia Properties Inc, a Tennessee Corporation

By: _____

Kristi Qirilla, Shareholder, Secretary, and Member of Board of Directors

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristi Qirilla, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Shareholder, Secretary, and Member of Board of Directors of Apollonia Properties Inc, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~29th~~ 2nd day of September, ~~August~~, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202209060099919

Certificate of Authenticity

I, Marc B Headrick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/2/22.

Date

Affiant Signature

9/2/22
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 2nd day of September, 2022

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

